

Return to Use Initiative

2006 Demonstration Project

Ingram Richardson: Frankfort, Indiana

THE SITE: The 17-acre Ingram Richardson site in Frankfort, Clinton County, Indiana, produced porcelain enamel frit for steel, cast iron, and other porcelain products. The site began operating in 1915 as Ingram-Richardson Inc. and ceased operations in 1981 after the company declared bankruptcy. Some of the metals used to produce porcelain are potentially toxic and included lead, nickel, cobalt, and chromium. A waste dumping area on the site called the “mountain” was on the central eastern side of the Ingram Richardson property. In the early 1950s, the material forming the mountain was removed and transported onto a vacant lot across State Road 28 to what is now 815 Realty Inc. property (formerly Augustus and Hook Associates). Additional contamination of the Ingram Richardson site

resulted from leakage of PCB-contaminated oil from a disconnected transformer, disposal of wastes generated from the production of porcelain enamel, and the use of asbestos-containing materials in the buildings on site. As a result of these activities, asphalt, soils, building materials, and storage containers were contaminated with PCBs, lead, and asbestos. Cleanup activities began in 1990, when the Frankfort Fire Department (FFD) cleaned up an oil spill on the site as well as excavated soil and asphalt where the spill occurred. EPA initiated further removal actions in 1990 to remove contaminated soil and debris and a faulty transformer and drums. EPA conducted a time-critical removal in 1992 to address the threat of lead and asbestos on the site. Cleanup was completed in September of 1994.

THE OPPORTUNITY: The site, which is in an ideal commercial location in Frankfort, has been cleaned up to allow for future commercial use. The property owner and local government would like the property to be used for commercial purposes. The surrounding region has undergone significant economic growth.

THE BARRIER: The community knows little about the property and its possible future uses. However, Ingram Richardson’s history as a contaminated property and its long-vacant status are well-known and have led to stigma. The site has remained fenced with warning signs for over a decade.

THE SOLUTION: The Ingram Richardson Superfund site was cleaned by the Superfund Program through a series of removal actions. During stakeholder involvement processes paid for by Region 5 to support the local community’s effort to identify possible future land uses at the site, it became clear that the predominant barrier to reuse was uncertainty about the levels of cleanup and protective future uses. The information maintained by EPA provided sufficient detail about the level of cleanup to allow Region 5 to create a Ready for Reuse (RfR) Determination for the site. Once completed, the RfR Determination will be the first of two such environmental status reports written in the U.S. for removal sites.

THE SITE NOW: Region 5 is in the process of completing the RfR Determination for the site and considering opportunities to highlight how, by working together, the Region and local community would be able to remove barriers at the site and return it to productive use in the local community. Region 5 expects to complete the RfR Determination in 2007.

FOR MORE INFORMATION, CONTACT: Tom Bloom, the Region 5 Superfund Redevelopment Coordinator at (312) 886-1967 or bloom.thomas@epa.gov.

Barrier:

Superfund site stigma

Solution:

Provide clear and understandable information about the site and protective future uses through a Ready for Reuse Determination

Before:

Former dump for a manufacturing facility

After:

Potential commercial opportunity for the City of Frankfort